029.0	0003	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,197,200	/	1,197,200
USE VALUE:	1,197,200	/	1,197,200
ASSESSED:	1,197,200	/	1,197,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MENOUNOS NIKITAS P--ETAL
Owner 2:	MENOUNOS LAMBRINI
Owner 3:	
Street 1:	15 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,001 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Aluminum Exterior and 3413 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5001.000	737,700	3,500	456,000	1,197,200
Total Card	0.115	737,700	3,500	456,000	1,197,200
Total Parcel	0.115	737,700	3,500	456,000	1,197,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.80 | /Parcel: 350.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	20131
GIS Ref	
GIS Ref	
Insp Date	08/11/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 029.0-0003-0015.0

!2431!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	737,700	3500	5,001.	456,000	1,197,200	1,197,200	Year End Roll	12/18/2019
2019	104	FV	538,600	3500	5,001.	484,500	1,026,600	1,026,600	Year End Roll	1/3/2019
2018	104	FV	538,600	3500	5,001.	353,400	895,500	895,500	Year End Roll	12/20/2017
2017	104	FV	487,200	3500	5,001.	307,800	798,500	798,500	Year End Roll	1/3/2017
2016	104	FV	487,200	3500	5,001.	262,200	752,900	752,900	Year End	1/4/2016
2015	104	FV	428,100	3500	5,001.	256,500	688,100	688,100	Year End Roll	12/11/2014
2014	104	FV	428,100	3500	5,001.	210,900	642,500	642,500	Year End Roll	12/16/2013
2013	104	FV	445,000	3500	5,001.	200,700	649,200	649,200		12/13/2012

PRINT

Date	Time
12/10/20	17:50:22

LAST REV

Date	Time
09/12/17	14:59:04

ekelly

USER DEFINED

Prior Id # 1:	20131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2431

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	9974-135		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2016	999	Redo Kit	23,000		7/19/2016			Renovate kitchen a
7/13/2016	960	Re-Roof	14,000		7/13/2016			Strip and re-roof.
1/5/2005	7	Add Bath	21,000			G6	GR FY06	2 STY 8x7 ADDITION
10/14/2004	1004	Renovate	27,000					RENOVATE KITCHEN/B

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2017	MEAS&NOTICE	HS	Hanne S
4/27/2009	Measured	372	PATRIOT
4/21/2005	Permit Visit	BR	B Rossignol
2/18/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5001		Sq. Ft.	Site		0	80.	1.14	1									456,023						456,000	

Total AC/HA:	0.11481	Total SF/SM:	5001	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	456,023	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.95766973
Const Adj.:	0.99960202
Adj $ / SQ:	162.739
Other Features:	147000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	773253
Depreciation:	35570
Depreciated Total:	737683

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

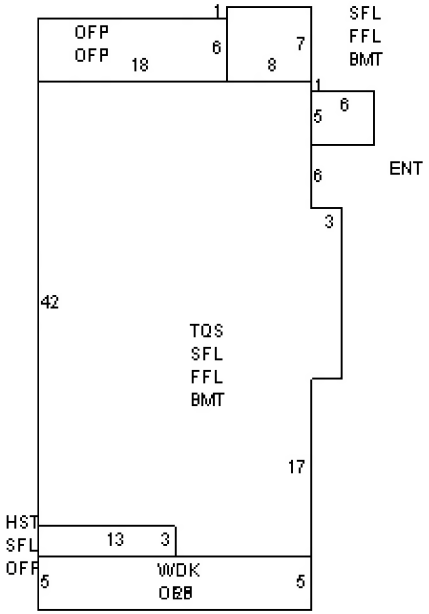
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.74
Special Features:	0	Val/Su Net:	142.06
Final Total:	737700	Val/Su SzAd	216.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,274	162.740	207,330
BMT	Basement	1,235	48.820	60,295
FFL	First Floor	1,235	162.740	200,983
TQS	3/4 Story	884	162.740	143,902
OFP	Open Porch	385	20.780	7,999
WDK	Deck	130	13.690	1,779
ENT	ENTRY	30	26.390	792
HST	Half Story	20	162.740	3,173
	Net Sketched Area:	5,193	Total:	626,253
Size Ad	3412.75	Gross Are	5507	FinArea 3413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1920	26.36	T	40	104			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500